

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**  
**Monterey Park City Hall Council Chambers**  
**320 West Newmark Avenue**  
**Monterey Park, CA 91754**

**TUESDAY**  
**MAY 3, 2016**  
**7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER**

**SWEAR IN**

**ROLL CALL** – Members Eric Brossy de Dios, Joseph C. Reichenberger, Celeste Morris Nguyen, Elizabeth Yang, and John Man

**ELECTIONS**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

## **ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES** – April 5, 2016

**[1.] UNFINISHED BUSINESS** – None

**[2.] NEW BUSINESS**

### **2-A. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 436 SOUTH RUSSELL AVENUE (DRB-16-11)**

The property owner, Katharine Chiu, is requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 436 South Russell Avenue in the R-2 (Medium-Density Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-11) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

### **2-B. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 670 HAMLET DRIVE (DRB-16-12)**

The property owners, Yu Hu and Jin Han, are requesting design review approval for a residential addition that will result in a total square footage of 2,000 square feet or more at 670 Hamlet Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-16-12) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.


**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on May 17, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** May 3, 2016

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 436 Russell Avenue (DRB-16-11)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-11) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The property owner, Katharine Chiu, is requesting design review approval for a first floor remodel, a new 990 square foot second floor addition and exterior remodel. The property is located on the east side of Russell Avenue between Newmark Avenue and Graves Avenue. The subject property is approximately 7,500 square feet in size, and is currently developed with a 1,467 square foot one-story single-family residence with a detached 2-car garage. The property is zoned R-2 (Medium-Density Residential) and is designated MDR (Medium Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are a combination of single and multiple-family residential properties. The design and character of the surrounding residential dwellings consist of the mid-century tract, and contemporary architectural styles, consisting of single and two-story dwellings with attached and detached 2-car garages built from the late 1940's up to the mid 1990's.

### Project Description

The applicant is proposing to remodel and reduce the existing first floor plan by 37 square feet, add a new 990 square foot second floor addition and exterior remodel. The total living area will be 2,420 square feet. Based on the lot area of 7,500 square feet, the maximum living area that can be built is 3,000 square feet.

The R-2 zone allows for a maximum building height of 30 feet. The building height for the new second floor addition will be 23 feet 11 inches. According to the floor plans, the new second floor addition area will include a new master bedroom with a bathroom, family room, a bedroom and bathroom. The existing first floor areas will include a kitchen, living room, dining room, two bedrooms and bathrooms, a den, laundry room, and a detached two-car garage. The existing and the proposed floor areas of the dwelling meet the required front (west) and rear (east) 25 foot setbacks, interior side (north and south) 5 foot first floor and 10 foot second floor setbacks from the property lines.

### Architecture

The existing house was built in the early 1950's and has a mid-century tract architectural style. The applicant is proposing to remodel the exterior of the single-family residential dwelling to a contemporary architectural style which will be consistent with the surrounding residential dwellings. The building walls of the single-family residential dwelling will consist of a combination of a beige colored stucco with a sand finish (Stucco Finish – 133 Mission Beige Color) and decorative stone veneer (Quickfit Cedar Blend). The stone veneer will be used as an accent architectural treatment on the front (west) elevation that will wrap around a minimum of 1-foot 6-inches to the north and south side elevations of the dwelling.

The first and second floor addition areas of the dwelling will have a hip roof design that is consistent with the hip roof design of the 2-car garage and the surrounding residential dwellings. The roof will have terracotta colored concrete tiles (Eagle Lite 518 Terracotta Gold-Red Color, Light weight tile Roof Class "A"). The fascia boards will be painted dark brown (Dunn Edwards, DEC756 Weathered Brown, LRV8). The roof drain and gutter system will be comprised of an aluminum material painted brown (Amerimax – K Style aluminum gutters, Brown).

The applicant is proposing to use dual pane white vinyl frame windows and a sliding door (Crystal Windows: White Vinyl) throughout the entire dwelling. The window sill molding will be comprised of a pre-cast concrete finish painted dark brown (Pacific Stone Trim Molding; Dunn Edwards, DEC756 Weathered Brown, LRV8). The main entry door and side lites will be of a solid core fiberglass material (Door Therma-Tru Smooth Star Benchmark doors 6-panel insulating core left-hand in-swing brown fiberglass primed pre-hung entry door). The front elevation will feature a decorative front porch with a hip roof design supported by square columns wrapped with stone veneer. Decorative wall light fixtures (Milford exterior lights-Light antique Bronze) will be incorporated into the columns of the porch and will have an antique bronze finish to

compliment the architectural design of the dwelling.

In addition, the applicant is proposing to remodel the existing 2-car garage to match the architectural design of the single-family residential dwelling. The garage walls will be redesigned to have a combination of a beige colored stucco with a sand finish (Stucco Finish – 133 Mission Beige Color) and decorative stone veneer (Quickfit Cedar Blend). The stone veneer will be used as an accent architectural treatment on the front (west) elevation of the garage. The roof will have terracotta colored concrete tiles (Eagle Lite 518 Terracotta Gold-Red Color, Light weight tile Roof Class “A”). The fascia boards will be painted dark brown (Dunn Edwards, DEC756 Weathered Brown, LRV8). The roof drain and gutter system will be comprised of an aluminum material painted brown (Amerimax – K Style Aluminum gutters, Brown). The garage door will be a sectional galvanized steel panel door painted in a brown color with a wood grain finish (Clipay Collection insulated ultra-grain medium garage door with arch window-brown) to compliment the architectural style of the dwelling.

### Landscaping

As part of the new addition areas of the 2-story single-family residential dwelling, the property will include new landscaping and a water efficient drip irrigation system. The landscaping will consist of a mixture of existing trees, new plants and groundcovers. The proposed plants and groundcovers will include 5-gallon minimum size Dwarf Chusan Palm, Phormium Tenax, Pride of Madeira, California Goldenrod, Cape Plumbago, Mock Orange, Liliac Vine, Creeping Thyme, pea gravel, mulch and decomposed granite. Although the project will provide sufficient landscaping to comply with the landscaping requirements for a single-family residential development, staff is recommending that additional drought tolerant plant species be used within the front yard area. Staff believes that the proposed contemporary architectural style with the proposed landscaped areas is in keeping with the residential character of the area. Furthermore, the existing block walls within the front yard area will have a stucco with a sand finish and painted beige (Stucco Finish – 133 Mission Beige Color) to match the dwelling.

### CONCLUSION:

Staff reviewed the application and believes the proposed addition and exterior remodel to the single-family residential dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a contemporary architectural style, which fits within the character of the neighborhood.

### Environmental Assessment

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,



Michael A. Huntley  
Community and Economic Development Director

Attachments:

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs
- Exhibit E: Landscaping photographs

# EXHIBIT A

Conditions of Approval



**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped March 22, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a new 990 square foot second floor addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. A revised landscaping for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. Additional drought-tolerant or California Native 5-gallon minimum size plants must be provided within the front yard area, subject to the review and approval of the Planner.
11. The drip irrigation system must be installed and operating prior to final inspection.



# Design Review Board Staff Report

**DATE:** May 3, 2016

**AGENDA ITEM NO:** 2-B

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 670 Hamlet Drive (DRB-16-12)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-16-12) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The property owners, Yu Hu and Jin Han, are requesting design review approval for a 779 square foot addition and exterior remodel to an existing two-story single-family residential dwelling. The property is located on the south east corner of Hamlet Drive and Country Road. The subject property is approximately 7,260 square feet in size, and is currently developed with a 1,643 square foot two-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract, and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the early 1960's.

### Project Description

The applicant is proposing to remodel the existing floor plans, add 400 square feet to the first floor (lower level) and 379 square feet to the second floor (upper level), and exterior remodel of the single-family residential dwelling. The total living area will be 2,422 square feet. Based on the lot area of 7,260 square feet, the maximum living area that can be built is 2,904 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the existing two-story single-family residential dwelling will remain at 20 feet 6 inches and the proposed second floor addition areas will be 21 feet. According to the floor plans, the second floor area will include a living room, dining room, kitchen, a powder room, a new storage closet, and a new bedroom with a bathroom and walk-in closet. The first floor area will include a family room, three bedrooms, 2 bathrooms and a laundry/bathroom, and an attached two-car garage. The proposed first and second floor addition areas of the dwelling meet the required first floor street side setback of 10 feet and second floor street side setback of 15 feet, 10 feet from the interior side (east), and 25 feet from the rear (south) property lines.

### Architecture

The existing house was built in 1962 and has a mid-century tract architectural style. The applicant is proposing to retain the exterior architectural style of the dwelling which is consistent with the surrounding residential dwellings. The building walls of the addition areas will consist of a stucco finish to match the existing dwelling. The existing and addition exterior walls will be painted in a yellow color (Ralph Lauren Stucco Paint Chamois RL4092). The addition area of the dwelling will have a Dutch gable roof design that is consistent with the gable roof design of the dwelling and the surrounding residential dwellings. The roof of the dwelling will have brown colored shingles (Owens Corning Duration Premium Shingles "Brownwood"). The roof fascia boards, and the decorative horizontal wood band located between the first and second floors will be painted white (Sherwin Williams – FF17 Ibis White – SW7000).

The applicant is proposing to use dual pane white vinyl frame windows and sliding doors (Envirogreen white Vinyl Imperial Series Windows and Patio Doors) to match the existing windows on the dwelling. The window and door trim will be of a wood material painted white (Sherwin Williams – FF17 Ibis White – SW7000). The second floor (upper level) east facing elevation of the addition area will feature a bay window with decorative wood brackets that will be painted white (Sherwin Williams – FF17 Ibis White – SW7000). The applicant is proposing to retain the existing main entry door and paint it in a red color (Behr: PPU2-16 Fire Cracker).

### Landscaping

Although no new landscaping is proposed, staff is recommending that drought tolerant plant species be used within the front yard area that are appropriate for the hillside and to reduce water consumption. In addition staff has included a condition that requires the

applicant/property owner at the time of plan check to submit a landscape and irrigation plan for the front yard area. Furthermore, the existing wrought-iron trellis located adjacent to the west property line within the street side yard area will be removed.

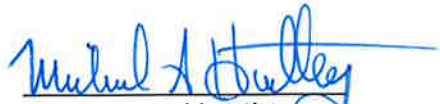
**CONCLUSION:**

Staff reviewed the application and believes the proposed addition and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a mid-century tract architectural style, which fits within the character of the neighborhood.

**Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,

  
Michael A. Huntley

Community and Economic Development Director

**Attachments:**

- Exhibit A: Conditions of Approval
- Exhibit B: Site, floor, and elevation plans
- Exhibit C: Color elevations
- Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped March 23, 2016, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 400 square foot first floor addition, a 379 square foot second floor addition, and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. All Landscaped areas must be properly maintained at all times.
10. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.
11. At the time of final inspection the existing wrought-iron trellis located adjacent to the west side property line must be removed.